

58 Unaipon Ave, Ngunnawal, ACT, 2913

VERV

House For Sale

Thursday, 24 October 2024

58 Unaipon Ave, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jason Roses

0261763476

Calling all first home buyers, young families & investors!

This lovely 3-bedroom home in Ngunnawal presents an excellent opportunity for first home buyers, young families, or investors. Recently refreshed with new carpet and a fresh coat of paint, this single-level residence is move-in ready.

The well-designed floor plan includes one bedroom with a built-in robe, while the main bedroom boasts a walk-in robe and ensuite. The third bedroom offers flexibility in its use, whether as an additional bedroom, guest room, or study, depending on your needs.

The open-plan living and dining area is flooded in natural light, with sliding glass doors that flow seamlessly out to a generously sized, low-maintenance backyard. The backyard is great for kids or pets, with plenty of space to play. There are several veggie gardens for growing your own produce, and the established garden, with lovely camellia trees, provides excellent privacy. The covered alfresco area is perfect for entertaining during warmer months. The kitchen features ample storage, a gas cooktop, range hood, and oven.

A newly upgraded playground is just a five-minute walk up Unaipon Avenue, while Ngunnawal Primary School and childcare facilities are a quick six-minute stroll away. With an eight minute drive to Gungahlin Centre and four minutes to Casey Market Town, providing easy access to multiple shopping destinations like Coles, Aldi, and Bunnings. The nearby 27 bus route offers fast transport to these locations, with bus stops close to the house. The home has easy access to two main arterial roads—Horse Park Drive and Gungahlin Drive—making it a fantastic spot for commuters.

Conveniently located, this home combines practicality and comfort in a sought-after neighbourhood. It's an ideal choice for those looking to secure a well-maintained, ready-to-enjoy property in a prime location.

Features include:

- Set on a 486m² block
- Freshly painted throughout
- New carpet throughout (1 year ago)
- Three bedrooms (one with built in robes)
- Two bathrooms (main & ensuite)
- Main bathroom with standalone shower and separate bath
- Main bedroom with WIR and ensuite
- Gas cooktop, range hood, oven and dishwasher
- Split system air conditioning in the meals area
- Separate laundry (clothes dryer is included)
- Double lock up garage with internal access
- Covered pergola
- Garden shed
- Low maintenance established garden with multiple garden beds for growing your own vegetables
- Fruit trees
- Close proximity to local schools, parks and amenities

EER: 4.0 Stars

Living size: 103.20m² (approx.)

Garage size: 38.58m² (approx.)

Verandah: 6.88m² (approx.)

Block size: 486m² (approx.)

Rates: \$2,623.40 per annum (approx.)

Land tax: \$4,380.16 per annum (approx.) (paid by investors only)

Year built: 1995

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